

**PROFFERS**  
**PCA 2004-DR-023-03**  
**August 26, 2011**  
**Revised October 5, 2011**  
**Revised October 18, 2011**  
**Revised October 25, 2011**  
**Revised December 5, 2011**  
**Revised December 8, 2011**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned for themselves, their successors, and assigns in PCA 2004-DR-023-03, proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 21-3 ((1)) 56A (hereinafter referred to as the "Property") shall be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said PCA request is granted. In the event said PCA request is denied, these Proffered Conditions shall be null and void. The Owner and Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. These Proffered Conditions supersede those adopted in conjunction with the approval PCA 2004-DR-023-02. The Proffered Conditions are:

1. Development of the Application Property shall be in substantial conformance with the SEA Plat/GDP, which was prepared by VIKa dated March 11, 2011 as revised through October 18, 2011, entitled "Trinity Group LLC" and containing two sheets.
2. The Applicant shall maintain materials on the modular buildings with the following characteristics to achieve a maximum interior noise level of 45 of BA Ldn:
  - a. Exterior walls shall have a laboratory STC rating of at least 39.
  - b. Doors and windows shall have a laboratory STC rating of at least 28.  
If windows constitute more than 20% of any façade, they should have the same laboratory STC as walls.
3. To ensure the general adequacy of on-site parking and to further ensure that parking impacts are confined to the subject property, parking marshal(s) shall measure and record parking lot usage on a periodic basis. Once parking lot usage exceeds 95% of the total spaces on site for any individual service for four consecutive Sundays, then within 30 days, the Applicant shall have in place a traffic marshal to direct and control traffic on Balls Hill Road at the sites entrance for a 30 minute period before and after church service(s) and a parking plan shall be provided to the neighborhood representative and could include, but not be limited to, the following mitigation measures:

- a. Additional worship services shall be added to better disburse the demand for parking;
- b. Other methods of reducing on-site parking demand as the same may be identified in consultation with representatives of the local community.

Monitoring of the usage of the parking lot shall continue on a monthly and indefinite basis after the mitigation measures are in place to determine and monitor the continued effectiveness of the mitigation measures. If monitoring shows that usage continues to exceed 100%, provisions shall be made to locate additional parking at an off-site location with shuttle service to the site and a sum of \$35,000 shall be placed in an established bank account. Evidence of this escrow amount shall be provided to both the Dranesville District Supervisor's office and a community representative. This sum shall remain in the account until the required monitoring determines that usage falls below 100% for all services for four consecutive Sundays. If future monitoring confirms that usages exceeds 100%, the escrow shall be re-established as required by this proffer.

#### SUCCESSORS AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns.

#### COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

Signatures on Following Pages

Oakcrest School  
a District of Columbia corporation  
Title Owner of 21-3((1))56A

By: Ellen M. Cavanagh (seal)  
Name: Ellen M. Cavanagh  
Title: Head of Oakcrest School

Trinity Group, LLC  
Contract Purchaser of 21-3((1))56A

By: GLA YL (seal)  
Name: Glenn A. Youngkin  
Title: Manager